

2012 Tippecanoe County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Tippecanoe County between 2011 and 2012.

In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Tippecanoe County the average tax bill for all taxpayers increased 3.8%. This tax bill rise was the result of a 1.6% increase in the tax levy of all local government units, while certified net assessed value was almost unchanged. An increase in levies with no change in certified net assessments caused tax rates to rise in almost all Tippecanoe County tax districts. This resulted in a 0.2% increase in tax cap credits as a percentage of the levy.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	3.8%	\$140,184,818	\$6,281,728,199	4.0%
Change		1.6%	0.0%	0.2%
2011	2.4%	\$137,964,105	\$6,284,113,579	3.8%

Homestead Property Taxes

Homestead property taxes increased 1.4% on average in Tippecanoe County in 2012. Tax rates in most Tippecanoe County tax districts increased. The county average tax rate increased 1.1%. The percentage of Tippecanoe County homesteads at their tax caps rose from 9.9% in 2011 to 11.8% in 2012. This reduced the effect of the small tax rate increase on homestead tax bills. Tippecanoe County's local homestead credit rate was almost unchanged in 2012.

Net Tax Bill Changes - All Property Types

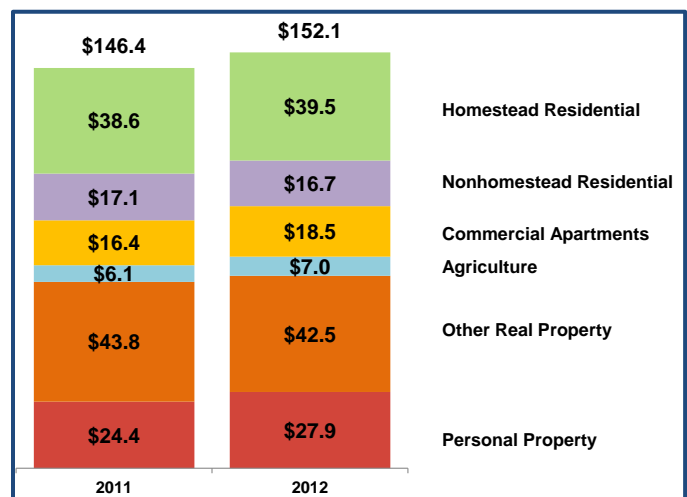
The largest part of Tippecanoe County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and equipment (personal property) and by homeowners. Net tax bills for all taxpayers increased 3.8% in Tippecanoe in 2012. Net taxes were much higher for agricultural property, commercial apartments, and personal property. They also increased for homesteads. Net taxes decreased for nonhomestead residential property and other real property.

Comparable Homestead Property Tax Changes in Tippecanoe County

	2011 to 2012	
	Number of Homesteads	% Share of Total
<u>Summary Change in Tax Bill</u>		
Higher Tax Bill	18,294	52.0%
No Change	576	1.6%
Lower Tax Bill	16,304	46.4%
Average Change in Tax Bill	1.4%	
<u>Detailed Change in Tax Bill</u>		
20% or More	2,599	7.4%
10% to 19%	2,850	8.1%
1% to 9%	12,845	36.5%
0%	576	1.6%
-1% to -9%	11,117	31.6%
-10% to -19%	2,985	8.5%
-20% or More	2,202	6.3%
Total	35,174	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates increased in almost all Tippecanoe County tax districts. The average tax rate rose by 1.1%, because of a levy increase and a small change in certified net assessed value.

Levies in Tippecanoe County increased by 1.6%. The largest levy increase was in West Lafayette Community School Corporation, primarily due to increases in the referendum fund and debt service fund levies. The county unit saw an increase in its general fund levy. The Tippecanoe School Corporation had large decreases in its capital projects and bus replacement funds.

Tippecanoe County's total net assessed value increased 3.3% in 2012. Agricultural net assessments rose 17.3%. Other assessed values increased by smaller amounts. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$5,070,317,084	\$5,110,780,490	0.8%	\$2,237,499,951	\$2,285,625,656	2.2%
Other Residential	1,594,425,200	1,637,394,300	2.7%	1,581,476,942	1,625,282,655	2.8%
Ag Business/Land	384,747,300	451,661,400	17.4%	382,406,140	448,584,279	17.3%
Business Real/Personal	3,803,022,827	3,719,338,260	-2.2%	2,789,577,309	2,864,740,548	2.7%
Total	\$10,852,512,411	\$10,919,174,450	0.6%	\$6,990,960,342	\$7,224,233,138	3.3%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap Credits (Circuit Breaker)

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Tippecanoe County were \$6.4 million, or 4.0% of the levy. This was less than the state average percentage of the levy of 9.2%, but slightly more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Tippecanoe County's tax rates were less than the state average but higher than the state median.

More than three-quarters of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 1% homestead category. The largest percentage losses were in the city of West Lafayette and the West Lafayette public library, where district tax rates were well above \$2 per \$100 assessed value. The largest dollar losses were in city of Lafayette, Lafayette School Corporation, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Tippecanoe County in 2012 by \$434,581, or 7.2%. The percentage of the levy lost to credits rose by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Tippecanoe County credits increased mainly because most district tax rates increased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$888,667	\$1,175,128	\$286,461	32.2%
2%	5,077,573	5,226,906	149,333	2.9%
3%	0	0	0	0.0%
Elderly	29,503	28,290	-1,213	-4.1%
Total	\$5,995,744	\$6,430,325	\$434,581	7.2%
% of Levy	3.8%	4.0%		0.2%

Tippecanoe County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	<i>194,995,158</i>	<i>132,242,648</i>	<i>133,511,829</i>	<i>137,964,105</i>	<i>140,184,818</i>	-32.2%	1.0%	3.3%	1.6%
State Unit	185,007	0	0	0	0	-100.0%			
Tippecanoe County	33,085,339	23,878,649	24,721,511	25,067,329	25,711,113	-27.8%	3.5%	1.4%	2.6%
Fairfield Township	324,898	273,460	499,826	309,270	449,796	-15.8%	82.8%	-38.1%	45.4%
Jackson Township	40,040	41,742	43,325	44,483	45,677	4.3%	3.8%	2.7%	2.7%
Lauramie Township	96,408	96,860	98,963	101,399	103,550	0.5%	2.2%	2.5%	2.1%
Perry Township	146,328	130,249	10,596	10,436	8,771	-11.0%	-91.9%	-1.5%	-16.0%
Randolph Township	70,233	90,290	90,579	83,225	87,885	28.6%	0.3%	-8.1%	5.6%
Sheffield Township	82,894	80,769	24,645	25,095	26,049	-2.6%	-69.5%	1.8%	3.8%
Shelby Township	52,183	50,162	50,647	51,478	51,973	-3.9%	1.0%	1.6%	1.0%
Tippecanoe Township	250,232	228,591	560,050	398,437	355,283	-8.6%	145.0%	-28.9%	-10.8%
Union Township	32,688	34,135	35,951	36,868	35,420	4.4%	5.3%	2.6%	-3.9%
Wabash Township	469,625	464,433	491,219	472,566	478,868	-1.1%	5.8%	-3.8%	1.3%
Washington Township	179,039	175,353	72,551	72,245	71,873	-2.1%	-58.6%	-0.4%	-0.5%
Wayne Township	82,445	79,200	80,981	80,362	78,095	-3.9%	2.2%	-0.8%	-2.8%
Wea Township	393,540	360,569	378,816	369,862	339,526	-8.4%	5.1%	-2.4%	-8.2%
Lafayette Civil City	26,071,170	25,116,610	26,192,192	27,782,034	27,655,515	-3.7%	4.3%	6.1%	-0.5%
West Lafayette Civil City	7,991,063	7,690,112	7,910,276	8,080,360	8,319,677	-3.8%	2.9%	2.2%	3.0%
Otterbein Civil Town	82,978	87,235	93,567	93,081	112,545	5.1%	7.3%	-0.5%	20.9%
Battle Ground Civil Town	208,788	213,280	220,191	225,734	230,360	2.2%	3.2%	2.5%	2.0%
Clarks Hill Civil Town	62,632	65,520	64,779	67,881	69,914	4.6%	-1.1%	4.8%	3.0%
Dayton Civil Town	175,912	180,571	185,221	189,924	151,725	2.6%	2.6%	2.5%	-20.1%
Shadeland Civil Town	394,657	369,425	326,735	324,972	267,912	-6.4%	-11.6%	-0.5%	-17.6%
Benton Community School Corp	2,090,412	1,203,343	1,136,565	1,019,075	963,036	-42.4%	-5.5%	-10.3%	-5.5%
Lafayette School Corp	35,863,597	24,110,509	20,477,827	19,854,758	20,013,331	-32.8%	-15.1%	-3.0%	0.8%
Tippecanoe School Corp	61,991,084	32,290,453	34,511,918	35,558,393	35,276,228	-47.9%	6.9%	3.0%	-0.8%
West Lafayette Community School Corp	15,849,192	6,998,668	7,506,333	9,957,066	11,325,788	-55.8%	7.3%	32.6%	13.7%
Otterbein Public Library	14,929	18,578	19,610	18,787	18,944	24.4%	5.6%	-4.2%	0.8%
West Lafayette Public Library	1,484,507	1,450,358	1,454,296	1,447,284	1,498,527	-2.3%	0.3%	-0.5%	3.5%
Tippecanoe County Public Library	3,845,438	3,808,327	3,945,479	3,860,508	4,014,144	-1.0%	3.6%	-2.2%	4.0%
Greater Lafayette Public Transportation	1,942,985	2,020,602	2,099,054	2,153,817	2,222,278	4.0%	3.9%	2.6%	3.2%
Wildcat Creek Solid Waste Mgmt Dist	192,715	199,099	208,126	207,376	201,015	3.3%	4.5%	-0.4%	-3.1%
Lafayette Redevelopment Commission	1,242,200	435,496	0	0	0	-64.9%	-100.0%		
Tippecanoe County Redevelopment	0	0	0	0	0				
West Lafayette Redevelopment Comm	0	0	0	0	0				
Shadeland Town Redevelopment Comm	0	0	0	0	0				

Tippecanoe County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
79001	Fairfield Twp-LSC-B	1.6621	--	3.6019%	7.7327%	--	--	--	1.4737
79002	Fairfield Twp-TSC	1.6135	--	3.6019%	6.1032%	--	--	--	1.4569
79003	Fairfield Twp-TSC-B	1.6612	--	3.6019%	6.1287%	--	--	--	1.4996
79004	Lafayette-Fairfield Twp-LSC-B	2.6077	--	3.6019%	8.3457%	--	--	--	2.2961
79005	Lafayette-Fairfield Twp-TSC-B	2.6068	--	3.6019%	7.3238%	--	--	--	2.3220
79006	Jackson Twp-TSC	1.5981	--	3.6019%	6.0266%	--	--	--	1.4442
79007	Lauramie Twp	1.6154	--	3.6019%	6.0083%	--	--	--	1.4602
79008	Clarks Hill Town	2.3732	--	3.6019%	4.5467%	--	--	--	2.1798
79009	Perry Township-TSC	1.5745	--	3.6019%	6.1736%	--	--	--	1.4206
79010	Perry Township-TSC-B	1.6222	--	3.6019%	6.1976%	--	--	--	1.4632
79011	Randolph Township-TSC	1.6740	--	3.6019%	6.0187%	--	--	--	1.5130
79012	Sheffield Township-TSC	1.5797	--	3.6019%	6.1583%	--	--	--	1.4255
79013	Dayton Town-TSC	1.9632	--	3.6019%	7.8228%	--	--	--	1.7389
79014	Shelby Township-BSC	1.3239	--	3.6019%	4.9186%	--	--	--	1.2111
79015	Shelby Township-TSC	1.5657	--	3.6019%	6.0888%	--	--	--	1.4140
79016	Otterbein Town-BSC	2.4180	--	3.6019%	8.9081%	--	--	--	2.1155
79017	Tippecanoe Township-TSC	1.5794	--	3.6019%	6.1409%	--	--	--	1.4255
79018	Tippecanoe Township-TSC-B	1.6271	--	3.6019%	6.1658%	--	--	--	1.4682
79019	Battle Ground Town-TSC	2.2295	--	3.6019%	4.8534%	--	--	--	2.0410
79020	Shadeland Town-TSC	1.6870	--	3.6019%	6.2584%	--	--	--	1.5207
79021	Shadeland-TSC-B	1.7347	--	3.6019%	6.2785%	--	--	--	1.5633
79022	Wabash Township-TSC	1.5962	--	3.6019%	6.0139%	--	--	--	1.4427
79023	Wabash Township-TSC-B	1.6439	--	3.6019%	6.0422%	--	--	--	1.4854
79024	Wabash Township-WLSC-B	1.8379	--	3.6019%	3.7881%	--	--	--	1.7021
79025	West Lafayette City-TSC-B	2.5512	--	3.6019%	4.8201%	--	--	--	2.3363
79026	West Lafayette City-WLSC-B	2.7452	--	3.6019%	3.3974%	--	--	--	2.5531
79027	Washington Township-TSC	1.6465	--	3.6019%	6.0526%	--	--	--	1.4875
79028	Wayne Township	1.6340	--	3.6019%	6.0164%	--	--	--	1.4768
79030	Wea Township-TSC	1.6151	--	3.6019%	6.1465%	--	--	--	1.4577
79031	Wea Township-TSC-B	1.6628	--	3.6019%	6.1706%	--	--	--	1.5003
79032	Lafayette City-Wea Township-LSC	2.6088	--	3.6019%	8.3244%	--	--	--	2.2977
79033	Lafayette City-Wea Township-TSC	2.6079	--	3.6019%	7.3028%	--	--	--	2.3235
79034	West Lafayette City-TSC-B-C	2.4260	--	3.6019%	5.0374%	--	--	--	2.2164
79035	West Lafayette-WLSC-B-C	2.6200	--	3.6019%	3.5306%	--	--	--	2.4331
79036	Lafayette Sheffield TSC-B	2.6014	--	3.6019%	--	--	--	--	2.5077
79037	Lafayette Wea TSC-B Annex	2.6079	--	3.6019%	7.3028%	--	--	--	2.3235
79038	Lafayette Perry-TSC	2.5962	--	3.6019%	--	--	--	--	2.5027
79039	West Lafayette Tippecanoe TSC	2.4312	--	3.6019%	5.3947%	--	--	--	2.2125

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Tippecanoe County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	1,147,323	4,547,858	0	28,262	5,723,443	140,184,818	4.1%
<i>TIF Total</i>	27,805	679,049	0	28	706,882	19,312,385	3.7%
<i>County Total</i>	1,175,128	5,226,906	0	28,290	6,430,325	159,497,203	4.0%
Tippecanoe County	191,748	733,671	0	5,036	930,456	25,711,113	3.6%
Fairfield Township	1,425	12,329	0	90	13,844	449,796	3.1%
Jackson Township	0	0	0	1	1	45,677	0.0%
Lauramie Township	0	82	0	16	99	103,550	0.1%
Perry Township	0	0	0	2	3	8,771	0.0%
Randolph Township	0	0	0	5	5	87,885	0.0%
Sheffield Township	0	6	0	2	7	26,049	0.0%
Shelby Township	1	38	0	7	46	51,973	0.1%
Tippecanoe Township	132	96	0	72	300	355,283	0.1%
Union Township	0	0	0	10	10	35,420	0.0%
Wabash Township	765	1,565	0	61	2,391	478,868	0.5%
Washington Township	0	0	0	36	36	71,873	0.0%
Wayne Township	0	0	0	4	4	78,095	0.0%
Wea Township	1,110	4,618	0	60	5,787	339,526	1.7%
Lafayette Civil City	182,359	1,236,219	0	5,908	1,424,486	27,655,515	5.2%
West Lafayette Civil City	238,723	476,805	0	1,783	717,311	8,319,677	8.6%
Otterbein Civil Town	173	5,422	0	18	5,613	112,545	5.0%
Battle Ground Civil Town	3,610	2,380	0	1	5,991	230,360	2.6%
Clarks Hill Civil Town	17	2,982	0	231	3,230	69,914	4.6%
Dayton Civil Town	0	0	0	33	33	151,725	0.0%
Shadeland Civil Town	0	0	0	78	78	267,912	0.0%
Benton Community School Corp	135	4,219	0	134	4,488	963,036	0.5%
Lafayette School Corp	128,846	1,025,157	0	5,508	1,159,510	20,013,331	5.8%
Tippecanoe School Corp	135,701	355,157	0	5,013	495,870	35,276,228	1.4%
West Lafayette Community School Corp	187,875	404,545	0	2,530	594,950	11,325,788	5.3%
Otterbein Public Library	29	913	0	3	945	18,944	5.0%
West Lafayette Public Library	26,874	96,303	0	411	123,588	1,498,527	8.2%
Tippecanoe County Public Library	24,212	94,701	0	743	119,657	4,014,144	3.0%
Greater Lafayette Public Transportation	22,087	84,915	0	428	107,430	2,222,278	4.8%
Wildcat Creek Solid Waste Mgmt Dist	1,499	5,736	0	39	7,274	201,015	3.6%
Lafayette Redevelopment Commission	0	0	0	0	0	0	
Tippecanoe County Redevelopment	0	0	0	0	0	0	
West Lafayette Redevelopment Comm	0	0	0	0	0	0	
Shadeland Town Redevelopment Comm	0	0	0	0	0	0	
TIF - 03 Fairfield Twp-TSC-B	0	0	0	0	0	2,504	0.0%
TIF - 04 Lafayette-Fairfield Twp-TSC-B	6,149	159,648	0	0	165,797	6,384,994	2.6%
TIF - 05 Lafayette-Fairfield Twp-TSC-B	0	3,762	0	0	3,762	1,996,769	0.2%
TIF - 09 Perry Township-TSC-B	0	0	0	0	0	124,988	0.0%
TIF - 12 Sheffield Township-TSC	0	0	0	0	0	62,104	0.0%
TIF - 20 Shadeland Town-TSC	0	0	0	0	0	40,485	0.0%
TIF - 21 Shadeland-TSC-B	0	0	0	0	0	83,742	0.0%
TIF - 22 Wabash Township-TSC	0	0	0	0	0	0	
TIF - 25 West Lafayette City-TSC-B	0	0	0	0	0	0	
TIF - 26 West Lafayette City-WLSC-B	28	325,655	0	0	325,683	4,534,418	7.2%
TIF - 27 Washington Township-TSC	0	0	0	0	0	0	
TIF - 30 Wea Township-TSC	0	0	0	0	0	33,781	0.0%
TIF - 31 Wea Township-TSC-B	0	0	0	0	0	385,478	0.0%
TIF - 32 Lafayette City-Wea Township-LS	3,413	75,907	0	28	79,348	958,370	8.3%
TIF - 33 Lafayette City-Wea Township-TS	0	18,296	0	0	18,296	1,175,358	1.6%
TIF - 34 West Lafayette City-TSC-B-C	7,203	84,234	0	0	91,438	1,499,249	6.1%
TIF - 35 West Lafayette-WLSC-B-C	11,012	6,782	0	0	17,794	1,300,701	1.4%
TIF - 36 Lafayette Sheffield TSCB	0	0	0	0	0	414,420	0.0%
TIF - 37 Laf Wea TSC-B Annex	0	2,144	0	0	2,144	282,342	0.8%
TIF - 38 Lafayette Perry-TSC	0	2,620	0	0	2,620	32,681	8.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.